



**Lyndhurst, Woodhouse Lane,  
Holmbury St Mary, Surrey RH5 6NN  
Price OIEO £1,850,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## PROPERTY DESCRIPTION

An attractive, light, spacious & immaculately presented 4 bed detached family home set in an acre garden with superb views in a highly desirable private road in Holmbury St Mary.

Ground floor accommodation comprises an entrance hall, a large dual aspect sitting/dining room with feature open fireplace, double doors lead through to a great sized dining/family room with further double doors leading out to the patio & rear garden. There is also a recently fitted Tom Howley kitchen/breakfast room with an extensive range of low level units & drawers & high level display units to include a central island with breakfast bar & further units, all complemented by Caesar stone work surfaces & integrated appliances. There is a separate pantry with access to the garden & a further utility/boot room/office beyond that. There is also a small study area & wc on this level.

The first floor offers a dual aspect principal bedroom with a walk-in-wardrobe & a spacious, refitted ensuite bathroom, with a freestanding bath, separate large wet room style shower, his & hers basins set into a vanity unit & a wc. There are 2 further double bedrooms with fitted wardrobes, a 4th single bedroom/study & a large refitted family shower room with a corner shower, his & hers basins set into a vanity unit & a wc. The landing area has double doors leading out to a lovely feature balcony which is fully enclosed with decked flooring, boasting fantastic views over the garden & Surrey Hills beyond. The property has been finished to a very high specification.

To the front of the property a 5 bar gate provides access to a driveway which leads to a large detached garage with an electric door. There is a raised paved patio to the rear of the property which enjoys distant views, with steps down to the lawn. The garden extends to all sides of the property & is mainly laid to lawn, enclosed by mature trees, hedging & shrubs, totalling just over an acre to include a greenhouse. The property is located towards the end of this quiet & sought after road, within the heart of the Surrey Hills.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	45 E	
21-38	F		
1-20	G		





## SITUATION

Situated within 1/2 mile of the Hurtwood Forest, within circa 1 mile of Holmbury St. Mary village which offers 2 local pubs, a small village store, 2 coffee shops, a church & car servicing garage, & within circa 2 miles the A25 & the Abinger Farm Shop & village shop, in the catchment area for the Surrey Hills infant & primary school. There are several access points in the village on to the Hurtwood Forest (including one at the end of Radnor Lane), which is considered the largest area of common land in Surrey. The property also provides easy access to country pubs, restaurants & cafes as well as Dorking (with mainline station) approx. 5 miles, Guildford & Cranleigh. Effingham mainline station (to London Waterloo & Victoria) is a 15 min drive, Clandon station circa 15-20 mins & Gomshall station circa 10 mins.

## DIRECTIONS

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction, continue straight through Gomshall then as you come into Abinger Hammer village, turn right onto the B2126 towards Holmbury St Mary. Continue along this road for approx 1 mile, turning right into Radnor Lane. After 50 yards turn right into Woodhouse Lane. Continue up Woodhouse Lane and bear to the left all the way and stay on the Lane until you get to the end where you will find Lyndhurst at the far end of the cul de sac.







**Terra Cotta (Estate Agents) Ltd**

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
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**Opening Hours**

Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council - 01483 444864 –  
Band G £4360.24 per annum (2026-27)**

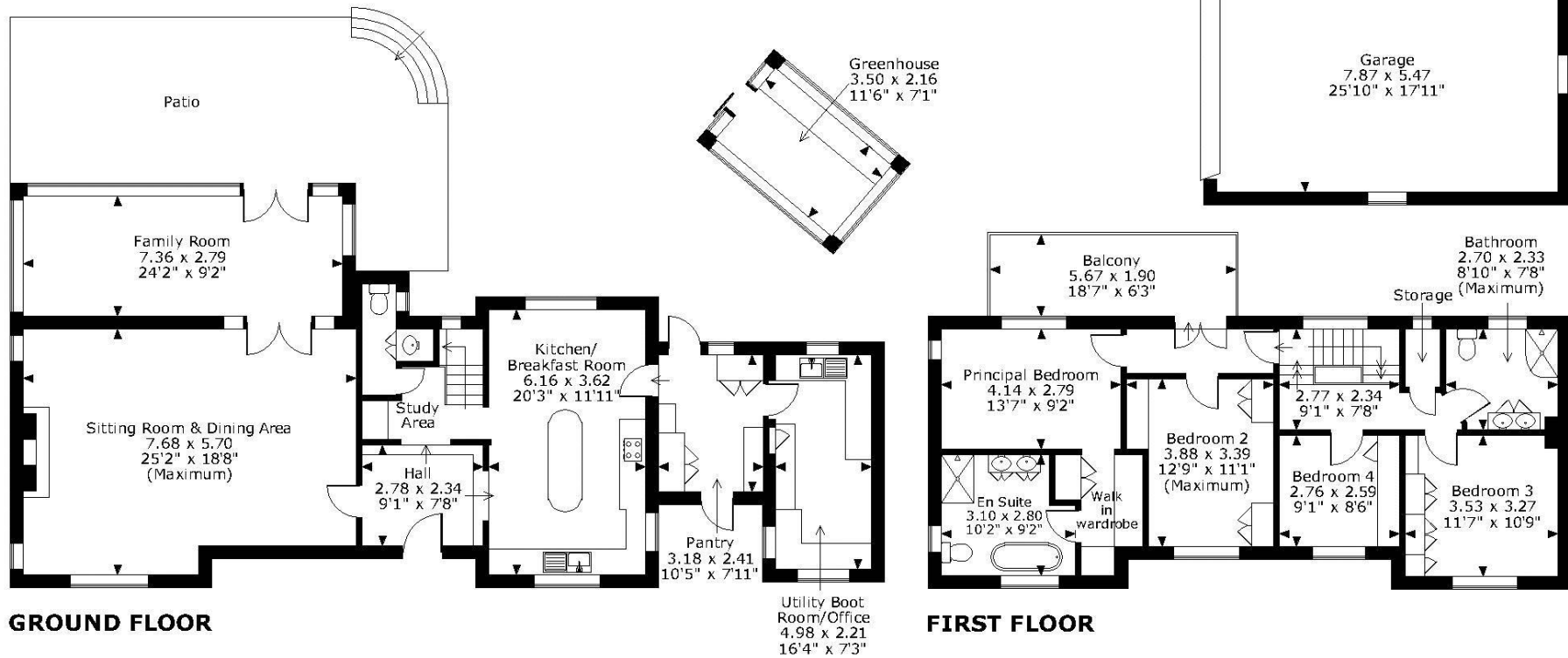
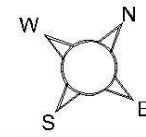
**All mains services except oil rather than gas**

**Fibre broadband**

**£300 per annum payable to the Lane Association  
(for private road repairs & resurfacing)**

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**Approximate Gross Internal Area**  
**Ground Floor = 1329 Sq Ft/123 Sq M**  
**First Floor = 810 Sq Ft/75 Sq M**  
**Total = 2139 Sq Ft/198 Sq M**  
**Garage = 463 Sq Ft/43 Sq M**  
**Greenhouse = 81 Sq Ft/8 Sq M**  
**Balcony external area = 116 Sq Ft/11 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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